



**Minutes of the  
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association  
August 10th, 2022**

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The meeting of the Board of Directors was called to order at 6:33 p.m. by Kevin Maguire, 2021-2022 President. Board members present were: Kevin Maguire, President; Blake King, Vice President; Micah Seehorn, Secretary; Sally Watson, Joseph Hinton, and Sabrina Guler. Jamey Waters was not available. Three residents were present to discuss neighborhood issues.

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The meeting was opened by Kevin Maguire at 6:33pm.

**Homeowner's Forum**

- One resident asked if there were any upcoming events to volunteer. Sally discussed the 2 remaining events for this coming year for Halloween and Christmas.
- One resident asked a number of questions about improvements planned for the clubhouse and the grounds. Additional questions were asked about the clubhouse rental income as well as the process and cost of reserving and renting the clubhouse.
- One resident asked about if there would be a PACT meeting scheduled for this fall. No meeting is planned, but we will be communicating and coordinating with Suwanee officials to determine if a meeting is feasible.
- Discussed the AT&T Fiber construction delay that is occurring in the neighborhood.

**President's Report** was given prior to the meeting to coordinate August activities:

- AT&T Fiber Meeting - pending update from project coordinator. No completion date has been communicated.
- Police called on a resident in violation of a parking work vehicle at residence. That situation has since been resolved.

**Secretary's Report**

- The secretary's report was given by Micah Seehorn.
- July meeting minutes were posted to [www.rubyforest.net](http://www.rubyforest.net).

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**BUSINESS AGENDA**  
**August 10th, 2022**

**MEMBERSHIP**

- One new member was added this month.
- Rental paperwork bylaws amendment needs additional time put to it. Currently owned by Jimmy.

## **CLUBHOUSE**

- Income for clubhouse rental for July - \$830.
- Installed Ring camera inside main clubhouse space.
- Getting additional quotes on clubhouse painting and gutter replacement.
- Bathroom remodel. Need to get contractor connections.
- Carpet issues unresolved.
- Trash schedule for the fall/winter.

## **COMMUNICATIONS**

- Kevin continues to own this but will be training Micah.

## **COVENANTS**

- ACC approval for exterior improvements. Discussing additional guidelines and processes to simplify the approval process overall.
- Fine reduction discussed for a resident working to correct previous issues/fines.
- An official statement from the board was posted to the website regarding street parking.
- Retaining wall and drainage issue is resolved.

## **EVENTS**

- The Back to School Pizza Party on July 30th was a success.
- Put Fall Festival/Santa on Calendar - 10/29 and 12/10.
- Need to send a message about signing up for Trunk or Treat to determine if we would have enough participants to officially hold the event.
- Santa is not responding.

## **GROUNDS / LAKE**

- Landscaping the poolside hill is planned.
- New Landscape contract. +\$300/month
- Lake Consultation: Expensive maintenance for back dam - ~\$12,000
- DIY Paint for Gazebo and Sign
- City repaired curbs, sidewalks, and storm drains.

## **TENNIS**

- Resurfacing for Top/Bottom Courts completed - \$16k! Plan to resurface in another 5 years.

## **POOL**

- Quoting new pool cover and pool deck repairs.
- List of Repairs Needed: Overflow Drain, Signage, Handrail Solution.
- Purchased new umbrellas - \$1795, will arrive in September.
- Replaced Chlorine Pump - \$420
- Replaced filter - \$

**MEMBERSHIP**

Membership Status as of 8/10/2022 was reported by Micah Seehorn as follows:

- Permanent Full = 311
- Permanent Civic = 48
- Total Members = 359
- Total Non-Members = 84

**Total Households = 443**

One new member was added this month.

**TREASURER**

- Treasury update provided by Jamey Waters.
- The HOA account balances as of 8/10/2022 were reported as follows:

Wells Fargo Primary/Debit	\$	3,242.46
Wells Fargo Savings (Reserve)	\$	24,962.94
ACS Quantum Operating Account	\$	205,175.23
<u>Money Market Account with ACS</u>	<u>\$</u>	<u>132,850.96</u>
<b>TOTAL ALL ACCOUNTS</b>	<b>\$</b>	<b>363,231.59</b>

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The meeting was adjourned by Kevin Maguire at 8:00 p.m.

**NEXT MEETING: Board meeting: Planned for 9/14/2022 at 6:30pm.**